

**IMMOFINANZ**

# Earnings Presentation Q1–3 2021

November 2021



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- Results and Financing
- Portfolio
- Outlook
- Appendix

# Portfolio



MEUR **216.4**  
Rental income  
+0.3%  
(Q1–3 2020: MEUR 215.8)

MEUR **163.1**  
Results of asset management  
+2.6%  
(Q1–3 2020: MEUR 158.9)

MEUR **180.4**  
Results of operations  
+59.5%  
(Q1–3 2020: MEUR 113.1)

**94.1%**  
Occupancy rate  
-1.9PP  
(12/2020: 96.0%)

MEUR **5,046.4**  
Portfolio value  
+1.4%  
(12/2020: MEUR 4,978.9)

**6.3%**  
Gross return  
Based on invoiced rents  
(12/2020: 6.6%)

# Financials

MEUR **82.7**

Revaluations

(Q1–3 2020: MEUR -153.7)

MEUR **295.7**

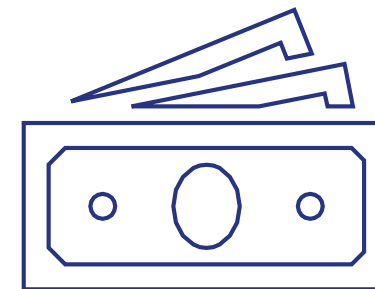
Net profit

(Q1–3 2020: MEUR -98.3)

**36.6%**

Net LTV

(12/2020: 37.8%)



MEUR **90.7**

FFO 1

-3.1%

(Q1–3 2020: MEUR 93.6)

MEUR **1,016.9**

Cash and cash equivalents

-3.3%

(12/2020: MEUR 1,051.4)

EUR **30.8**

EPRA NTA / share

+10.6%

(12/2020: EUR 27.8)

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## P&L – results of operations strongly increased despite pandemic influence

	Q1–3 2021 in MEUR	Q1–3 2020 in MEUR	Change absolute	Change in %
<b>Rental income</b>	216.4	215.8	0.6	0.3
<b>Results of asset management</b>	163.1	158.9	4.1	2.6
<b>Results of property sales</b>	24.1	9.5	14.6	≥ 100.0
<b>Results of property development</b>	24.1	-21.0	45.0	n/a
<b>Results of operations</b>	180.4	113.1	67.3	59.5

- Results of asset management increased as property expenses improved by 11.5% to MEUR -43.4. Due to the pandemic, write-offs of rents receivable still influenced results with MEUR -10.9 (Q1–3 2020: MEUR -19.2).
- Results of property sales increased with the sale of the German office building Cluster Produktionstechnik Aachen.
- Results of property development strongly positive, mainly due to valuation effects from our office development in Düsseldorf.

## P&L – positive revaluation mainly driven by office in Austria and Germany

	Q1–3 2021 in MEUR	Q1–3 2020 in MEUR	Change absolute	Change in %
<b>Revaluation results</b> from standing investments	54.0	-144.8	198.8	n/a

- Revaluation gain from standing investments is equivalent to approximately 1.2% of the portfolio's carrying amount at end of September. Positive revaluations are mainly related to office properties in Austria and Germany.
- Yield compression also led to an increase in values of our crisis resilient retail park format STOP SHOP.

### Revaluation – country split

All amounts in MEUR	Carrying amount 30 09 2021	Revaluation results Q1–3 2021
Austria	828.4	30.0
Germany	449.2	12.1
Poland	975.2	-4.5
Czech Republic	572.1	5.2
Slovakia	326.8	1.6
Hungary	382.9	1.5
Romania	705.7	-0.3
Adriatic	410.0	8.6
Other	18.0	-0.1
<b>Total</b>	<b>4,668.3</b>	<b>54.0</b>

### Revaluation – asset class split

All amounts in MEUR	Carrying amount 30 09 2021	Revaluation results Q1–3 2021
Office	2,799.0	34.9
Retail	1,795.5	19.4
Other	73.9	-0.3
<b>Total</b>	<b>4,668.3</b>	<b>54.0</b>

## P&L – net profit turns strongly positive

	Q1–3 2021 in MEUR	Q1–3 2020 in MEUR	Change absolute	Change in %
<b>Financial results</b>	91.8	-60.5	152.3	n/a
thereof net financing costs	-60.3	-54.0	-6.2	-11.5
thereof net profit/loss from at equity accounted invest.	131.5	9.4	122.1	≥100.0
<b>Earnings before tax</b>	326.2	-92.2	418.4	n/a
<b>Net profit or loss</b>	295.7	-98.3	393.9	n/a
<b>Earnings per share</b> (in EUR) basic	2.4	-0.9	3.3	n/a

- Financing costs reflect the year-on-year increase of approx. 12% in the financing volume.
- Income from at equity accounted investments amounts to MEUR 131.5 (Q1–3 2020: MEUR 9.4), thereof MEUR 128.0 from S IMMO (MEUR 85.3 positive revaluation and MEUR 42.8 share of results).



## FFO 1 with MEUR 91 nearly at prior-year level

Amounts in MEUR	P&L Q1–3 2021	Adjustments	FFO Q1–3 2021
Results of asset management	163.1	0.0	163.1
Results of property sales	24.1	-24.1	0.0
Results of property development	24.1	-24.1	0.0
Other operating income	1.5	-0.6	0.9
Other operating expenses	-32.3	4.9	-27.5
Results of operations	180.4	-43.8	136.6
Other revaluation results	54.0	-54.0	0.0
Operating profit (EBIT)	234.4	-97.8	136.6
Financial results	91.8	-137.7	-45.9
<b>FFO 1 before tax</b>			<b>90.7</b>
FFO 1 before tax/share in EUR			0.74
Dividends of S IMMO			0.0
<b>FFO 1 before tax</b>			<b>90.7</b>
<b>FFO 1 per share before tax in EUR</b>			<b>0.74</b>
Number of shares for calculation <sup>1</sup>			123,293,780

FFO 1 (before tax)

MEUR **90.7** -3.1%

(Q1–3 2020: MEUR 93.6)

FFO 1 (before tax)/share

EUR **0.74** -15.3%

(Q1–3 2020: EUR 0.87)

Slight decline in FFO 1 reflects increased financing costs resulting from a 12% higher financing volume.

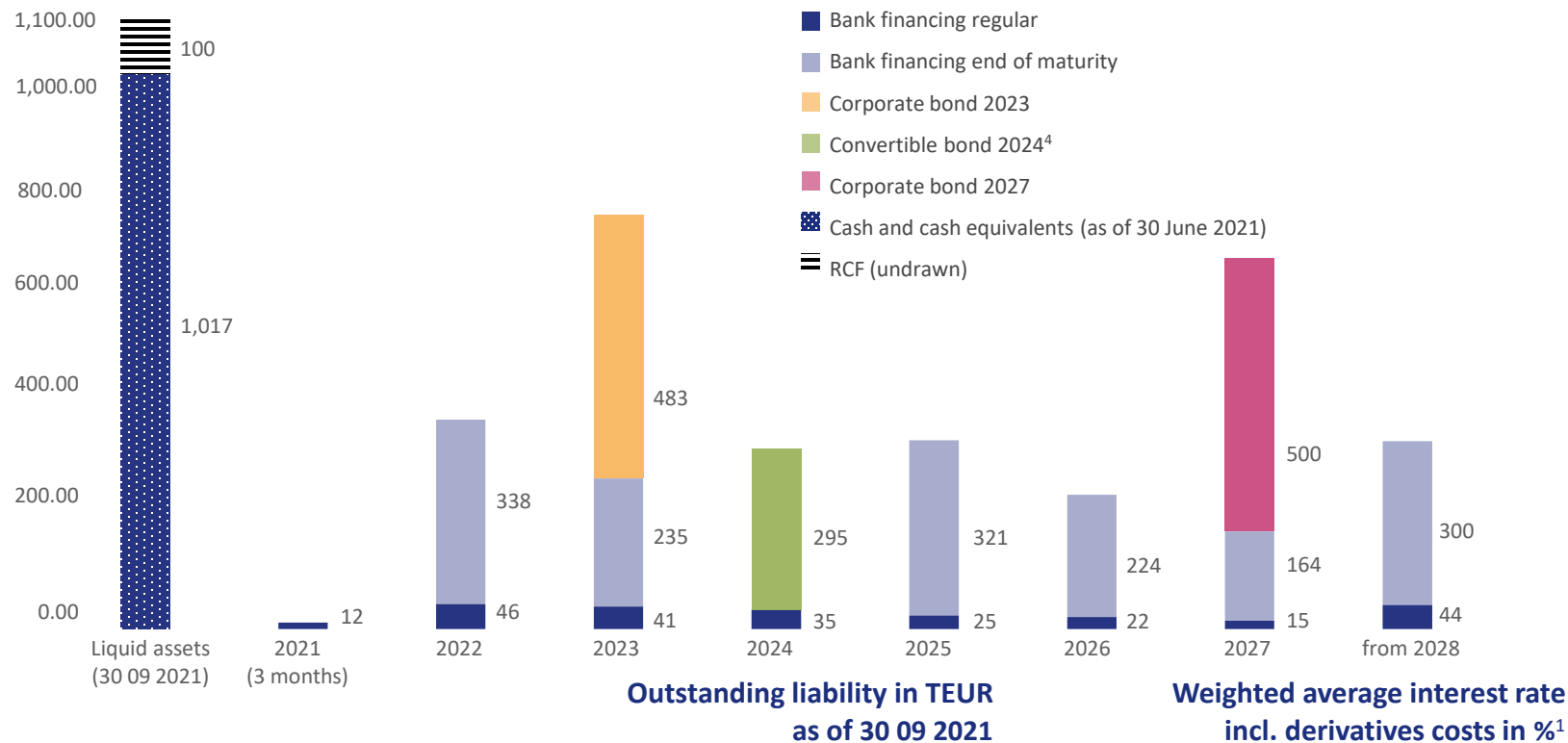
Financing costs include the accrued interest of MEUR -5.0 for the corporate bonds 2023 and 2027 as well as the convertible bond 2024.

Decline of FFO 1/share results from increased number of shares<sup>1</sup>.

<sup>1</sup> Number of shares for calculation: 123,293,780 shares as of 30 September 2021 including full dilution from mandatory convertible bond (6,998,228 shares) and 107,667,310 shares as of 30 September 2020. Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.

# Robust liquidity profile and diversified debt structure

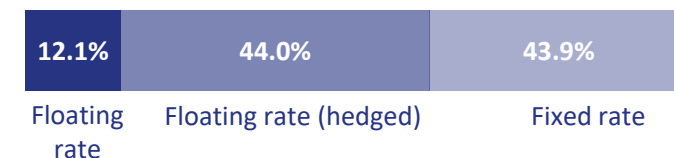
Maturity profile by year as of 30 September 2021



- Strong liquidity position of **MEUR 1,016.9** and further financial flexibility from a **MEUR 100.0** credit line
- Net LTV at low level of **36.6%** (12/2020: 37.8%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.92%** (12/2020: 1.99%)
- Remaining term of financing at **4.0 years**
- Unencumbered asset pool of MEUR 1,518.5 (29.8%) resp. **MEUR 2,069.9 (36.7%)** including S IMMO shares based on EPRA NAV

	Outstanding liability in TEUR as of 30 09 2021	Weighted average interest rate incl. derivatives costs in % <sup>1</sup>
Convertible bonds <sup>2</sup>	281,523.9	1.50
Corporate bonds	987,230.0	2.56
Bank liabilities <sup>3</sup>	1,814,636.0	1.64
<b>IMMOFINANZ</b>	<b>3,083,389.9</b>	<b>1.92</b>

Hedging quota **87.9%** (12/2020: 88.6%)



<sup>1</sup> Calculation basis: remaining debt (nominal amount) excl. mandatory convertible bond

<sup>2</sup> Convertible bond 2024 (coupon reduced to 1.50% following the receipt of an investment grade rating) as well as last coupon payments for the mandatory convertible bond 2023 which are classified as liabilities (mandatory was early converted per Optional Mandatory Conversion Date 26 September 2021)

<sup>3</sup> Including IFRS 5

<sup>4</sup> The convertible bond 2024 was not “in the money” as of 30 09 2021. It is presented in the year of final maturity, i.e. 2024; the bondholders have a put option on 24 January 2022.

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# Overview – quality portfolio with overall robust occupancy

**Portfolio value**  
**MEUR 5,046.4**  
 (12/2020: MEUR 4,978.9)

**Standing investments**  
**MEUR 4,506.2**  
 (12/2020: MEUR 4,428.5)

**Gross return**  
**5.9%** IFRS rent  
 (12/2020: 6.2%)

**6.3%** on invoiced rent basis<sup>1</sup>  
 (12/2020: 6.6%)

**Unexpired lease term**  
 (weighted, average)

**4.2 years**  
 (12/2020: 4.2)

## Portfolio segmentation

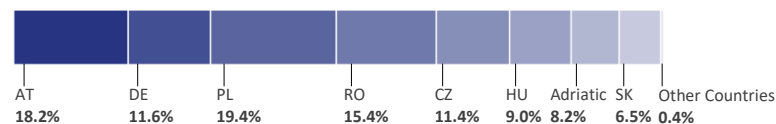
### Portfolio allocation office and retail



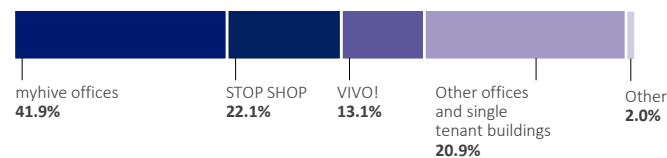
### Solid standing investments/developments ratio



### Invested in Austria, Germany and CEE/SEE

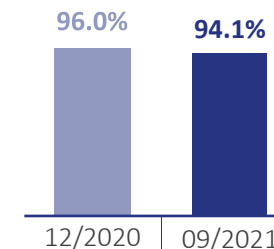


### Clear focus on three brands

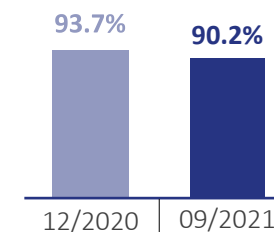


## Robust occupancy rate

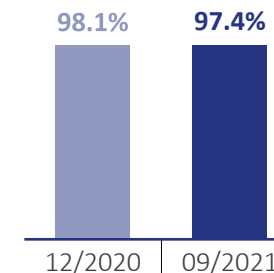
### Overall



### Office



### Retail



<sup>1</sup> Information provided for better comparability in relation to peer group

Segmentation information based on portfolio value

# Successful with three brands – waiting lists for flexible myhive solutions



## myhive offices

myhive Haller Gardens (HU) and myhive Medienhafen (DE) to be finalised by end of 2021. Further rollout of flexible myhive products in all countries. Waiting list for several flexible myhive locations.

### 27 properties in seven countries

Rentable space	606,644 sqm
Occupancy rate	89.8%
Rental income Q3 2021 <sup>1</sup>	MEUR 20.9
Carrying amount	MEUR 1,764.9
Gross return IFRS	4.7%
Return invoiced rent <sup>2</sup>	5.2%



## STOP SHOP retail parks

Positioned as leading retail park operator in Europe – with market entry in Italy in July 2021, STOP SHOP retail parks are already present in ten European countries. Retail parks fully let at 99%.

### 99 properties in ten countries

Rentable space	749,314 sqm
Occupancy rate	99.0%
Rental income Q3 2021 <sup>1</sup>	MEUR 21.9
Carrying amount	MEUR 1,097.3
Gross return IFRS	8.0%
Return invoiced rent <sup>2</sup>	8.1%



## VIVO! shopping centers

Convenient shopping with entertainment factor and Europe's best retail brands as strong anchor tenants. Successful opening of newly refurbished VIVO! Baia Mare in November 2021.

### 10 properties in four countries

Rentable space	311,913 sqm
Occupancy rate	93.8%
Rental income Q3 2021 <sup>1</sup>	MEUR 12.8
Carrying amount	MEUR 659.5
Gross return IFRS	7.8%
Return invoiced rent <sup>2</sup>	8.2%

<sup>1</sup> Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; marginal deviations to P&L are therefore possible)

<sup>2</sup> Information provided for better comparability in relation to peer group; difference to return based on IFRS rent is due to accrual of rental incentives, which are accrued on a straight line basis over the contract term under IFRS but are not included in the invoiced rent.

# Developments – focus on sustainable and flexible myhive office buildings



Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Rentable space in sqm	Expected fair value after completion in MEUR	Expected rental income at full occupancy in MEUR	Expected yield after completion % <sup>1</sup>
Austria	3	89.1	23.7	50.8	33,049	140.7	6.1	4.4
Germany	1	136.3	36.3	17.0	21,707	168.1	5.9	3.8
Poland	1	1.7	0.5	7.3	6,732	10.0	0.8	8.7
Czech Republic	1	1.5	0.4	0.8	13,555	2.7	0.2	8.2
Hungary	1	70.3	18.7	9.0	34,218	80.2	6.3	7.9
Romania	3	71.3	19.0	72.5	56,755	148.8	10.8	7.5
Adriatic	1	5.2	1.4	4.8	6,763	11.8	1.0	9.8
<b>Active projects</b>	<b>11</b>	<b>375.5</b>	<b>100.0</b>	<b>162.3</b>	<b>172,779</b>	<b>562.4</b>	<b>31.0</b>	<b>5.8</b>
Pipeline	4	1.9						
<b>IMMOFINANZ</b>	<b>15</b>	<b>377.5</b>						

Development projects: 7.5% of portfolio value with moderate costs to completion

<sup>1</sup> Expected rental income after completion in relation to the current carrying amount including outstanding construction costs

## Profitable property sales with a volume of MEUR 310

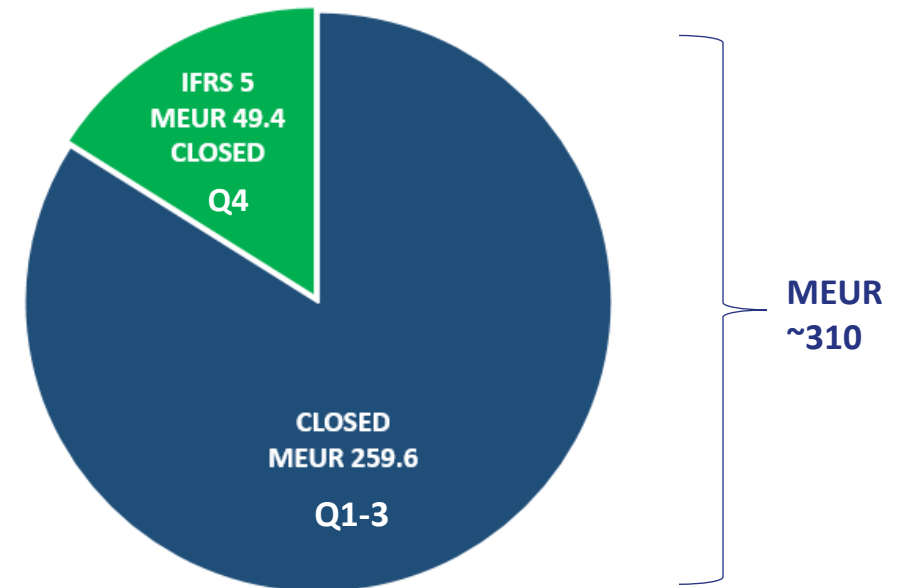
### Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 259.6** closed in Q1–3 2021 (asset and share deals)
- **Largest transactions** comprised the sale of Cluster Produktionstechnik in Aachen, four office buildings in Poland, three office buildings in Budapest and one office building in Austria.

### Outlook

- As of 30 September 2021, real estate assets with a carrying amount of **MEUR 49.4** are classified as “held for sale” (IFRS 5) – mainly Polish office buildings. All transactions already have been signed and closed in Q4 2021.

### Property sales 2021



## Property acquisitions



### Acquisition of a prime Bucharest office location

- Landmark building in the city center
- Modernisation into a high-quality and green myhive building with a sustainability certification of at least Gold
- Acquisition price: MEUR 36.0
- Completion in 2024

### STOP SHOP goes Italy

- Acquisition of a fully occupied retail park with 27,000 sqm rentable space in the north Italian city San Fior
- Acquisition price: MEUR 35.0 (gross yield: 8.2%)
- Up to ten Italian STOP SHOP locations with a total investment volume of MEUR 250 are planned until 2024

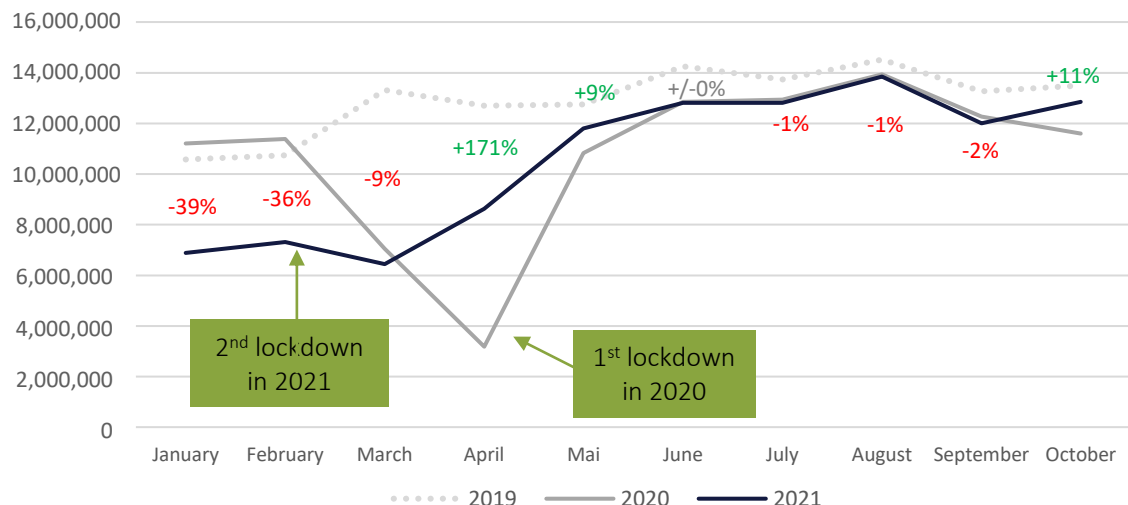




# High impact at the beginning of the year and quick recovery in summer months, remaining trend of higher sales per visit



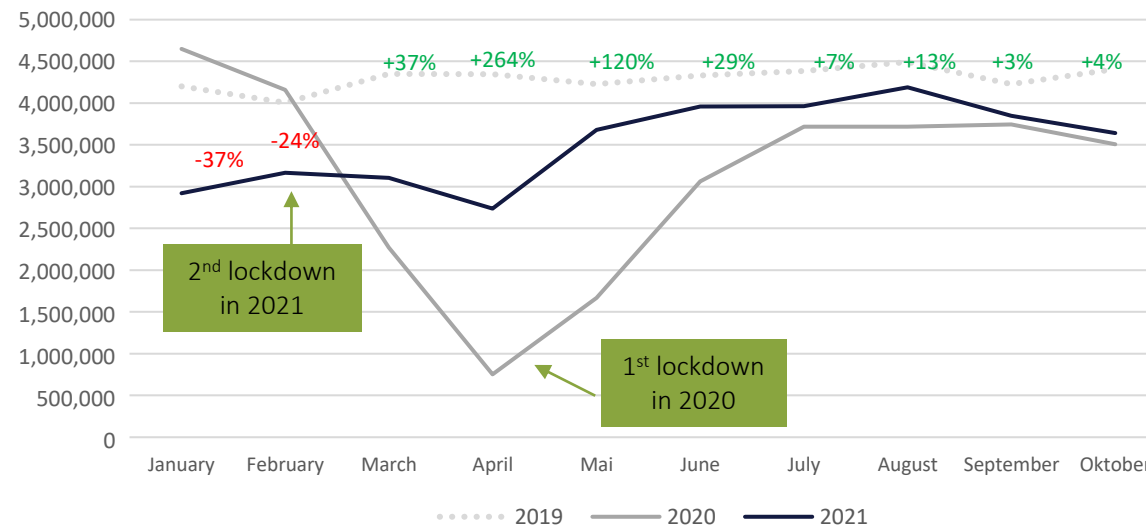
Month-on-month comparison of visitors 2019–2021 (like for like<sup>1</sup>)  
percentage change refers to 2021 vs. 2020



<sup>1</sup> 72 STOP SHOPS in eight countries



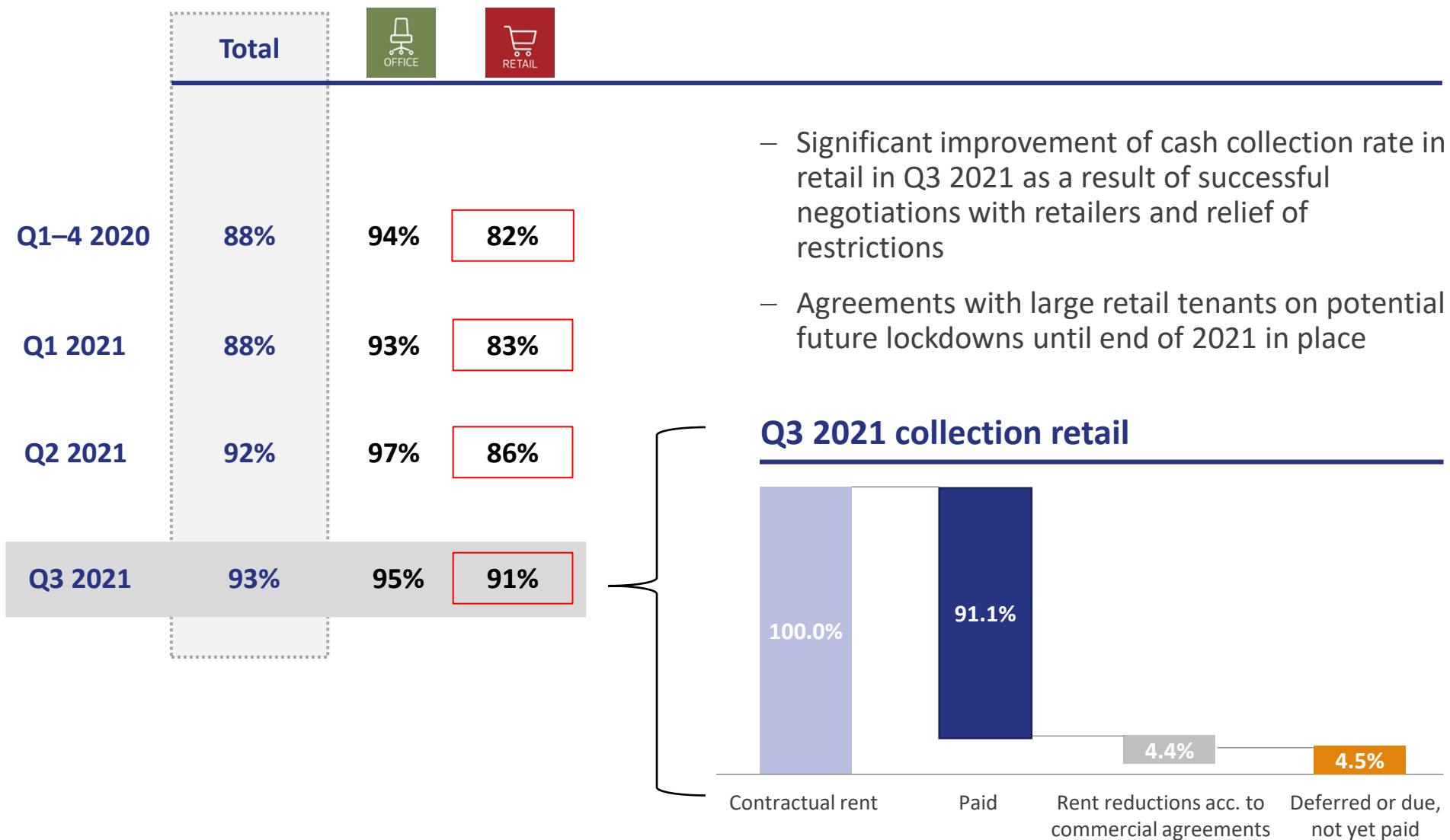
Month-on-month comparison of visitors 2019–2021  
percentage change refers to 2021 vs. 2020



At the end of November 2021, 15% (~161,000 sqm) of retail space is temporarily closed. Re-opening expected before Christmas.  
(End of March 2021: 48% or 478,000 sqm temporarily closed)

STOP SHOP* (like for like)	Q3 21 vs. Q3 20	Q1–3 21 vs. Q1–3 20	VIVO! (like for like)	Q3 21 vs. Q3 20	Q1–3 21 vs. Q1–3 20
Footfall	-1%	-3%	Footfall	+7%	+14%
Sales	+7%	+10%	Sales	+18%	+25%

# Improving Cash collection<sup>1</sup> (from contractual rent)



<sup>1</sup> Including service charges

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# Pipeline of more than EUR 1 billion for further value-creating growth

- Strong capital structure enables attractive acquisitions and developments
- Extensive office and retail pipeline with a volume of more than EUR 1 billion
- TOP on STOP – portfolio expansion with affordable and sustainable housing



## myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ markets
- Focus on innovative, flexible and sustainable office solutions
- Multi-tenant buildings of institutional size >10,000 sqm



## STOP SHOP retail parks

- Further growth with crisis-resistant retail parks and strengthening the leading operator position in Europe
- Medium-term increase in rentable space to 1 million sqm or around 140 locations
- Country focus: CEE, Adriatic region and selectively Western Europe

# Guidance for 2022

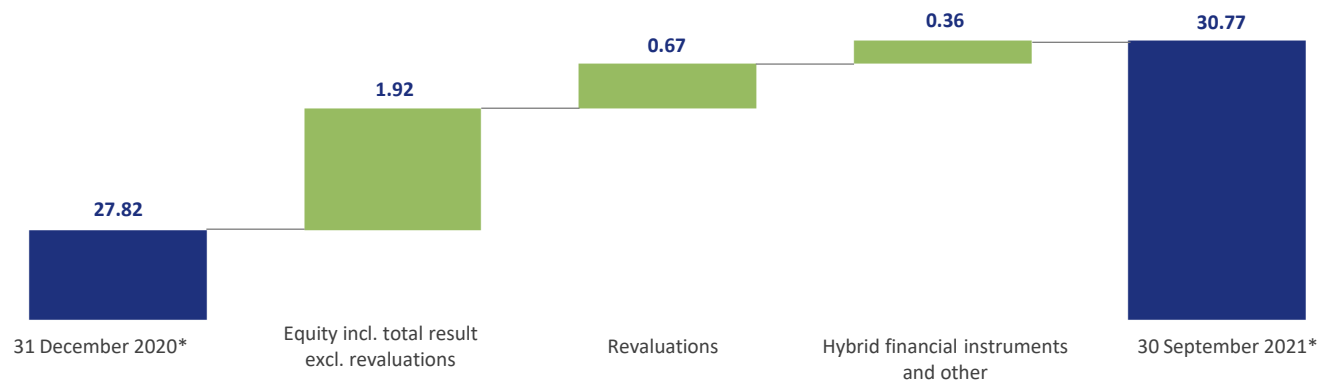
Assuming a moderate impact of the pandemic on markets and business activities in the financial year 2022

<p><b>Portfolio growth</b></p>	<ul style="list-style-type: none"> <li>– Growth of the portfolio to around <b>EUR 6 billion</b> by completion of developments and acquisitions and <b>investing part of the available liquidity</b> of more than EUR 1 billion into cash-flow generating assets</li> </ul>
<p><b>FFO 1</b></p>	<ul style="list-style-type: none"> <li>– FFO 1 before tax for the financial year 2022 should reach <b>more than MEUR 135</b></li> </ul>
<p><b>Dividend</b></p>	<ul style="list-style-type: none"> <li>– Sustainable dividend payer</li> <li>– Dividend payout of approx. <b>70% of FFO 1 before tax</b></li> </ul>
<p><b>Financial policy</b></p>	<ul style="list-style-type: none"> <li>– Net LTV: mid-term &lt; <b>45%</b></li> <li>– Committed to <b>investment grade rating</b></li> </ul>
<p><b>S IMMO</b></p>	<ul style="list-style-type: none"> <li>– Stake of approx. 26,49% in S IMMO</li> <li>– Attractive tax-free dividend yield</li> <li>– IMMOFINANZ keeps <b>all strategic options open</b> regarding its stake in S IMMO</li> </ul>

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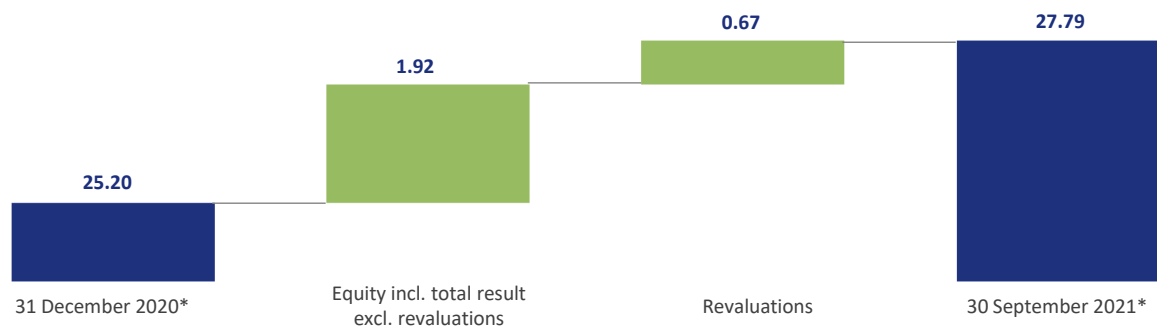
# EPRA NTA and book value per share increased by more than 10%

## Development of EPRA NTA per share in EUR



**EPRA NTA/share**  
**EUR 30.77**  
**+10.6%**

## Development of IFRS book value per share in EUR



**Book value/share**  
**EUR 27.79**  
**+10.3%**

\* Number of shares as of 31 12 2020: 123,293,795  
 Number of shares as of 30 09 2021: 123.292.767 (excl. 1,028 treasury shares)

## P&L – significant increase in results of operations and net profit

Amounts in TEUR	Q1–3 2021	Q1–3 2020	Change absolute	Change in %
<b>Rental income</b>	216 387	215 827	560	0,3%
Operating costs charged to tenants	64 533	63 094	1 439	2,3%
Other revenues	656	2 422	-1 766	-72,9%
<b>Revenues</b>	281 576	281 343	233	0,1%
Expenses from investment property	-43 424	-49 065	5 641	11,5%
Operating expenses	-75 085	-73 356	-1 729	-2,4%
<b>Results of asset management</b>	163 067	158 922	4 145	2,6%
<b>Results of property sales</b>	24 057	9 467	14 590	≥ +100,0%
<b>Results of property development</b>	24 060	-20 968	45 028	n/a
Other operating income	1 514	1 471	43	2,9%
Other operating expenses	-32 336	-35 832	3 496	9,8%
<b>Results of operations</b>	180 362	113 060	67 302	59,5%
<b>Revaluation result from standing investments and goodwill</b>	54 045	-144 782	198 827	n/a
<b>Operating profit (EBIT)</b>	234 407	-31 722	266 129	n/a
Net financing costs	-60 254	-54 044	-6 210	-11,5%
FX differences and other financial results	20 497	-15 898	36 395	n/a
Net profit or loss from equity-accounted investments	131 538	9 417	122 121	≥ +100,0%
<b>Financial results</b>	91 781	-60 525	152 306	n/a
<b>Earnings before tax (EBT)</b>	326 188	-92 247	418 435	n/a
Taxes	-30 527	-6 016	-24 511	≤ -100,0%
<b>Net profit or loss</b>	295 661	-98 263	393 924	n/a



## Like-for-like rental income up by 3%

On a like-for-like basis (adjusted for new acquisitions, completions and sales for comparability with Q3 2020), rental income increased by 3% to MEUR 62.8 in Q3 2021. The Adriatic region showed a recovery after Covid-19 restrictions had burdened retail in the prior-year period. The slight decline in Poland was mainly due to the deferral of rental incentives upon the renewal of leases in a large office property. In Romania, the already successfully completed modernization of the VIVO! Baia Mare shopping center temporarily led to a slight decline in like-for-like rental income.

Standing investments <sup>1</sup> as of 30 September 2021	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q3 2021 in MEUR	Rental income Q3 2020 in MEUR	Change in MEUR
Austria	22	721.1	17.5	7.8	7.7	0.1
Germany	1	249.3	6.0	2.1	2.1	0.0
Poland	24	975.2	23.7	14.7	15.7	-1.0
Czech Republic	18	544.1	13.2	7.3	6.8	0.5
Hungary	19	380.2	9.2	6.7	6.2	0.5
Romania	13	612.8	14.9	11.7	12.5	-0.8
Slovakia	20	325.6	7.9	5.7	5.3	0.4
Adriatic	27	312.8	7.6	6.8	4.7	2.1
<b>IMMOFINANZ</b>	<b>144</b>	<b>4,121.1</b>	<b>100.0</b>	<b>62.8</b>	<b>61.0</b>	<b>1.8</b>
Rental income from properties sold/acquired, adjustments and development projects				8.6		
<b>IMMOFINANZ</b>				<b>71.4</b>		
Office	43	2,470.6	60.0	30.1	30.7	-0.6
Retail	101	1,650.4	40.0	32.7	30.3	2.4
<b>IMMOFINANZ</b>	<b>144</b>	<b>4,121.1</b>	<b>100.0</b>	<b>62.8</b>	<b>61.0</b>	<b>1.8</b>

<sup>1</sup> Calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales. Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

# Total property portfolio

As of 30 September 2021	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects <sup>1</sup> in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	30	798.7	89.1	29.8	917.5	18.2
Germany	5	449.2	136.3	0.6	586.1	11.6
Poland	27	975.2	2.4	0.0	977.7	19.4
Czech Republic	21	572.1	1.5	0.0	573.6	11.4
Hungary	23	380.2	70.3	2.7	453.1	9.0
Romania	37	612.8	72.0	93.0	777.7	15.4
Slovakia	21	325.6	0.0	1.2	326.8	6.5
Adriatic <sup>2</sup>	39	392.5	5.8	17.5	415.9	8.2
Further countries <sup>3</sup>	4	0.0	0.0	18.0	18.0	0.4
<b>IMMOFINANZ</b>	<b>207</b>	<b>4,506.2</b>	<b>377.5</b>	<b>162.7</b>	<b>5,046.4</b>	<b>100.0</b>
		<b>89.3%</b>	<b>7.5%</b>	<b>3.2%</b>	<b>100.0%</b>	



<sup>1</sup> Includes real estate inventories (Cologne and Adama) totalling MEUR 0.6

<sup>2</sup> In declining order based on the carrying amount: Serbia, Slovenia and Croatia

<sup>3</sup> Turkey

Rounding differences may result from the use of automatic data processing for the addition of rounded amounts and percentages.

## Office standing portfolio

**Germany** 16.4%

Number of properties	2
Carrying amount in MEUR	449.2
Rentable space in sqm	65,945
Occupancy rate in %	77.6
Rental income Q3 2021 in MEUR <sup>1</sup>	2.9
Gross return in %	2.6

**Poland** 25.4%

Number of properties	10
Carrying amount in MEUR	695.4
Rentable space in sqm	232,703
Occupancy rate in %	93.8
Rental income Q3 2021 in MEUR <sup>1</sup>	9.2
Gross return in %	5.3

**Austria** 23.9%

Number of properties	10
Carrying amount in MEUR	655.2
Rentable space in sqm	165,145
Occupancy rate in %	95.1
Rental income Q3 2021 in MEUR <sup>1</sup>	6.1
Gross return in %	3.7

**Czech Republic** 14.2%

Number of properties	7
Carrying amount in MEUR	389.7
Rentable space in sqm	122,509
Occupancy rate in %	94.7
Rental income Q3 2021 in MEUR <sup>1</sup>	4.5
Gross return in %	4.6

**Slovakia** 2.1%

Number of properties	2
Carrying amount in MEUR	58.5
Rentable space in sqm	35,612
Occupancy rate in %	78.2
Rental income Q3 2021 in MEUR <sup>1</sup>	0.9
Gross return in %	5.8

**Hungary** 6.2%

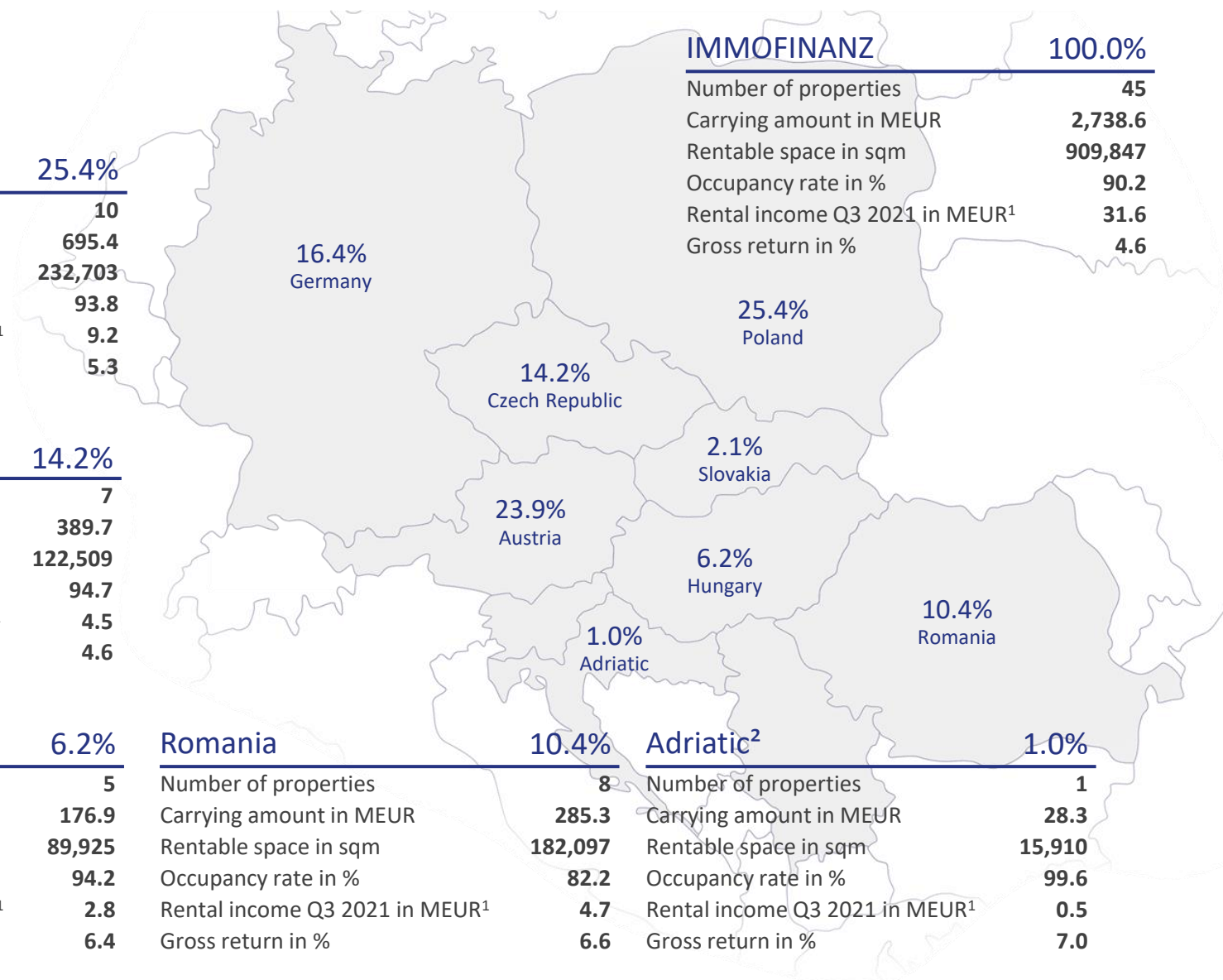
Number of properties	5
Carrying amount in MEUR	176.9
Rentable space in sqm	89,925
Occupancy rate in %	94.2
Rental income Q3 2021 in MEUR <sup>1</sup>	2.8
Gross return in %	6.4

**Romania** 10.4%

Number of properties	8
Carrying amount in MEUR	285.3
Rentable space in sqm	182,097
Occupancy rate in %	82.2
Rental income Q3 2021 in MEUR <sup>1</sup>	4.7
Gross return in %	6.6

**Adriatic<sup>2</sup>** 1.0%

Number of properties	1
Carrying amount in MEUR	28.3
Rentable space in sqm	15,910
Occupancy rate in %	99.6
Rental income Q3 2021 in MEUR <sup>1</sup>	0.5
Gross return in %	7.0



Data as of 30 September 2021

<sup>1</sup> Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)<sup>2</sup> Croatia

## Retail standing portfolio

**Czech Republic** 10.3%

Number of properties	13
Carrying amount in MEUR	182.3
Rentable space in sqm	111,099
Occupancy rate in %	98.9
Rental income Q3 2021 in MEUR <sup>1</sup>	3.2
Gross return in %	7.1

**Poland** 15.8%

Number of properties	14
Carrying amount in MEUR	279.8
Rentable space in sqm	185,464
Occupancy rate in %	96.5
Rental income Q3 2021 in MEUR <sup>1</sup>	5.5
Gross return in %	7.9

**Austria** 8.1%

Number of properties	14
Carrying amount in MEUR	143.4
Rentable space in sqm	72,551
Occupancy rate in %	99.5
Rental income Q3 2021 in MEUR <sup>1</sup>	2.5
Gross return in %	7.0

**Slovakia** 15.1%

Number of properties	18
Carrying amount in MEUR	267.1
Rentable space in sqm	152,429
Occupancy rate in %	95.0
Rental income Q3 2021 in MEUR <sup>1</sup>	4.8
Gross return in %	7.2

**Hungary** 11.5%

Number of properties	14
Carrying amount in MEUR	203.3
Rentable space in sqm	135,578
Occupancy rate in %	99.2
Rental income Q3 2021 in MEUR <sup>1</sup>	3.9
Gross return in %	7.6

**Romania** 18.5%

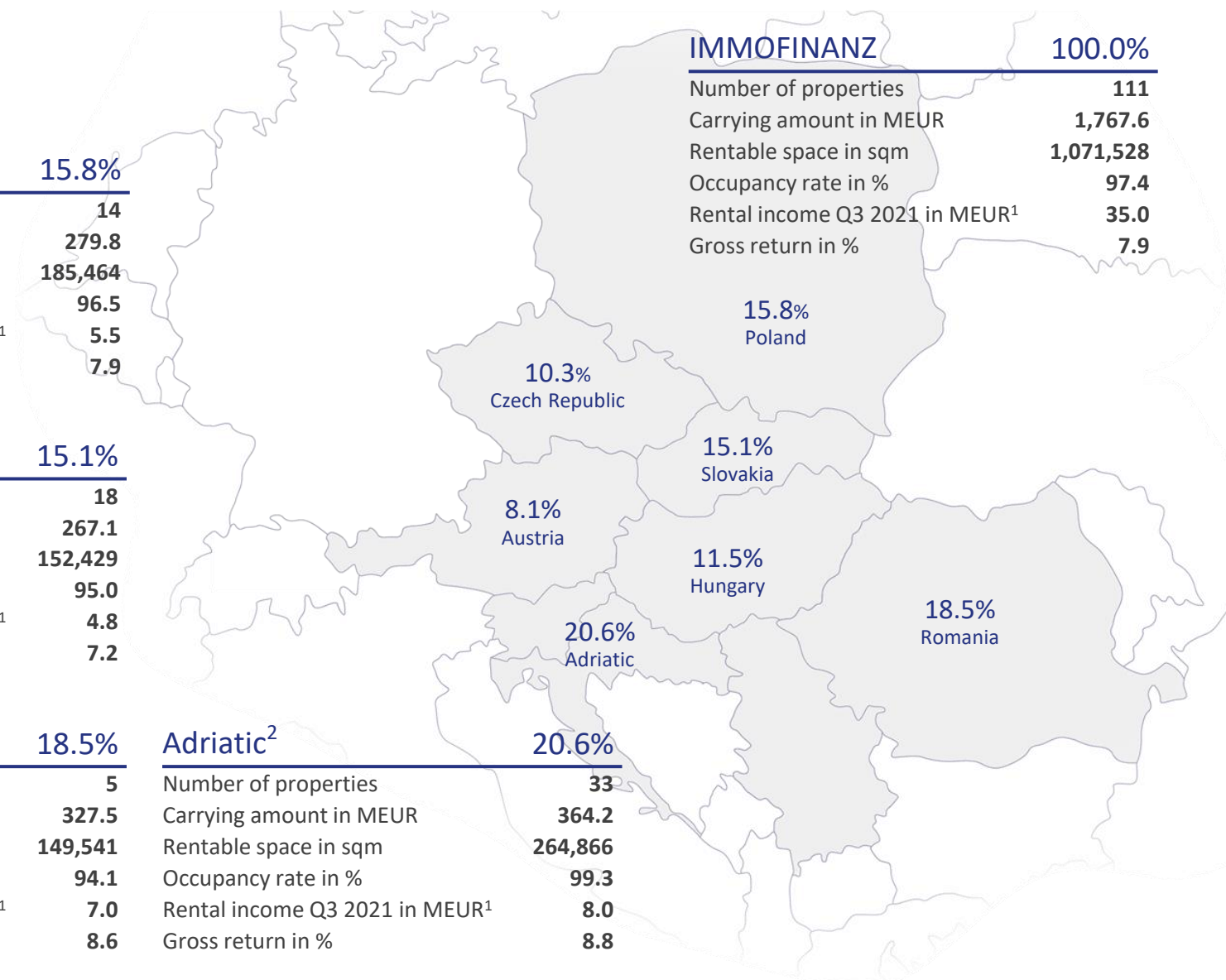
Number of properties	5
Carrying amount in MEUR	327.5
Rentable space in sqm	149,541
Occupancy rate in %	94.1
Rental income Q3 2021 in MEUR <sup>1</sup>	7.0
Gross return in %	8.6

**Adriatic<sup>2</sup>** 20.6%

Number of properties	33
Carrying amount in MEUR	364.2
Rentable space in sqm	264,866
Occupancy rate in %	99.3
Rental income Q3 2021 in MEUR <sup>1</sup>	8.0
Gross return in %	8.8

**IMMOFINANZ** 100.0%

Number of properties	111
Carrying amount in MEUR	1,767.6
Rentable space in sqm	1,071,528
Occupancy rate in %	97.4
Rental income Q3 2021 in MEUR <sup>1</sup>	35.0
Gross return in %	7.9



Data as of 30 September 2021

<sup>1</sup> Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)<sup>2</sup> Slovenia, Serbia and Croatia

# Key figures

## Asset data 30 September 2021

Balance sheet total	in MEUR	6,993.4
Equity ratio	in %	48.5
Net financial liabilities	in MEUR	2,066.5
Cash and cash equivalents	in MEUR	1,016.9
Loan to value ratio (net)	in %	36.6
Gearing	in %	62.8
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	4.0

## EPRA indicators 30 September 2021

EPRA net tangible assets (NTA)	in MEUR	3,793.1
EPRA NTA per share	in EUR	30.8
EPRA vacancy rate	in %	6.3

## Q1–3 2021

EPRA earnings	in MEUR	197.7
EPRA earnings per share	in EUR	1.6
EPRA earnings after company-specific adjustments	in MEUR	137.3
EPRA earnings per share after company-specific adjustm.	in EUR	1.1
EPRA net initial yield	in %	5.7
EPRA “topped-up” net initial yield	in %	6.1

## Stock exchange data 30 September 2021

Book value per share	in EUR	27.8
Share price at end of period	in EUR	20.6
Discount of share price to NAV per share	in %	33.0
Total number of shares		123,293,795
thereof number of treasury shares		1,028
Market capitalisation at end of period	in MEUR	2,539.8
<b>Q1–3 2021</b>		
Earnings per share	in EUR	2.4
Earnings per share (diluted)	in EUR	2.2

## Earnings data Q1–3 2021

Rental income	in MEUR	216.4
Results of asset management	in MEUR	163.1
Results of property sales	in MEUR	24.1
Results of property development	in MEUR	24.1
Results of operations	in MEUR	180.4
Revaluations	in MEUR	82.7
EBIT	in MEUR	234.4
Financial results	in MEUR	91.8
EBT	in MEUR	326.2
Net profit for the period	in MEUR	295.7
FFO 1 before tax	in MEUR	90.7
FFO 1 before tax per share	in EUR	0.74

# Contact and financial calendar

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## Financial calendar

Publication of annual results 2021	26 04 2022
Annual report 2021	27 04 2022
Q1 results 2022	24 05 2022 <sup>1</sup>
Q1 report 2022	25 05 2022
29th annual general meeting	12 07 2022
Q1–2 results 2022	24 08 2022 <sup>1</sup>
Q1–2 report 2022	25 08 2022
Q1–3 results 2022	23 11 2022 <sup>1</sup>
Q1–3 report 2022	24 11 2022

## Ticker symbols

Vienna Stock Exchange	IIA
Warsaw Stock Exchange	IIA
ISIN	AT0000A21KS2
Reuters	IMFI.VI
Bloomberg	IIA AV

<sup>1</sup> Publication after close of trading on the Vienna Stock Exchange